

City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: June 29, 2006
AGENDA DATE: July 6, 2006
PROJECT ADDRESS: 1380 Shoreline Drive (MST2004-00873)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Jo Anne La Conte, Assistant Planner *JAL*

I. PROJECT DESCRIPTION

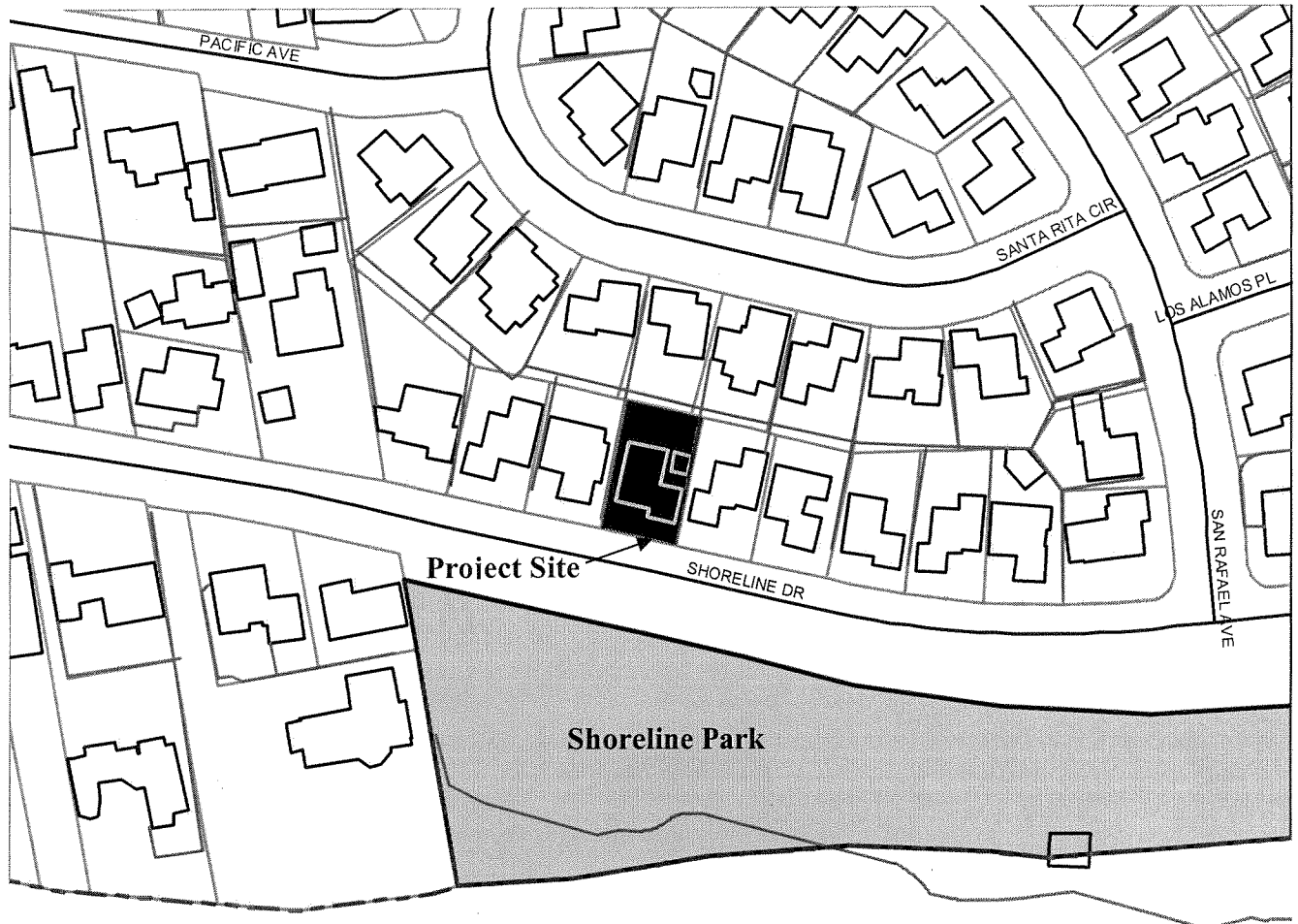
The project consists of approximately 992 square feet of first and second-story additions and a new attached 400 square foot garage to an existing 999 square foot single-family residence with an attached two-car garage on a 6,190 square foot lot. The proposal includes removal of 97 square feet from the existing residence and garage and conversion of 341 square feet of garage to habitable space with a new window in the required front yard setback and associated improvements. The project is located in the Appealable Jurisdiction of the Coastal Zone. When the project is complete, it will consist of approximately 2,635 square foot two-story house which includes the attached two-car garage. (See Exhibits B & C for additional information).

The discretionary applications required for this project are:

1. A Modification to allow an intensification of use and alterations within the required front yard setback in an E-3 Zone (SBMC §28.15.060.1); and
2. A Coastal Development Permit (CDP2005-00011) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

II. RECOMMENDATION

With the approval of the modification requested, the proposed project would conform to the City's Zoning and Building Ordinances and policies of the General Plan and the Local Coastal Plan. In addition, the size and massing of the project are generally compatible with the surrounding neighborhood. Staff supports the modification request as the conversion of the existing garage and its relocation to the rear of the property will provide better vehicular access to the site, the proposal eliminates the non-conforming interior yard setback of the existing garage, it reduces the amount of modifications being requested, and it provides a more pedestrian-friendly sidewalk across from Shoreline Park. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VI of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map for 1380 Shoreline Drive

APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

May 11, 2006
August 10, 2006

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Mark R. & Jacquelyn Boyd	Property Owner:	Mark R. & Jacquelyn Boyd
Parcel Number:	045-193-018	Lot Area:	6,190 square feet
General Plan:	Residential, 5 Units/acre	Zoning:	E-3/SD-3: One-Family Residence, Coastal Overlay Zone
Existing Use:	Single Family Residence	Topography:	Average Slope 5%
Adjacent Land Uses:			
North – Single Family Residential		East – Single Family Residential	
South – Shoreline Park		West – Single Family Residential	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	999 square feet	2,235 square feet
Garage	341 square feet	400 square feet

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement	Existing	Proposed
Setbacks			
-Front	20'	15'	15'
-Interior	6'	5'	6'
-Rear	6'	6'	6'
Building Height	30'	16'	26.8'
Parking	2 (covered)	2 (covered)	2 (covered)
Open Yard	1,250 sq. ft.	>1,250 sq. ft.	>1,250 sq. ft.
Lot Coverage			
-Building	N/A	1,425 sq. ft. 23%	1,589 sq. ft. 32%
-Paving/Driveway	N/A	1,466 sq. ft. 24%	714 sq. ft. 12%
-Landscaping	N/A	3,269 sq. ft. 52%	3,467 sq. ft. 56%

The proposed project would meet the requirements of the E-3/SD-3 Zones, with the exception of the modification request for an intensification of use and alterations within the required front yard setback.

V. ENVIRONMENTAL REVIEW

Staff has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301(e). Section 15301 allows for additions to existing private structures that do not exceed 10,000 square feet if the project is in an area where all public services and facilities are available (to allow for maximum

development permissible in the General Plan) and the area in which the project is located is not environmentally sensitive.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on three separate occasions (meeting minutes are attached as Exhibit D). Initially on February 14, 2005, the ABR found the proposal to be too aggressive in size and requested that the applicant reduce the square footage of the proposal. Since the first ABR submittal, the applicant has reduced the proposal by approximately 650 square feet. On May 23, 2005, the project was continued indefinitely to the Planning Commission with the following comments: 1) The Board finds the size, bulk and scale of the project acceptable and finds the project is moving in the right direction. 2) Add landscape along the driveway and the entry radius. 3) Study using a ribbon driveway. 4) The relocation of the garage to the rear is a benefit; therefore they can support the front yard modification. 5) The Board appreciates the reduced square footage of the second floor. 6) The Board is concerned with the inaccuracies of the drawings. There are inconsistencies with the roof pitch and overhangs. 7) A composition shingle roof is more in keeping with the style of the neighborhood. 8) The Board looks forward to high quality details. 9) Neighborhood Preservation Ordinance Findings can be made when the project returns for approval.

B. COMPLIANCE WITH THE LOCAL COASTAL PLAN

The project is in Component Two of the Local Coastal Plan (LCP), which is located between Arroyo Burro Creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area is single-family residential and has very limited additional development potential. Major coastal issues in this area include hazards of seacliff retreat, maintaining and providing public access, both vertically and laterally along the bluffs, maintenance of existing coastal views and open space, and protection of archaeological resources. The project sits is not located on the coastal bluff and was not found to be located in an archaeological sensitivity zone. The project will also enhance the pedestrian access by relocating the parking to the rear of the site. Therefore, the project is consistent with the applicable policies of the California Coastal Act and Local Coastal Plan, and all implementing guidelines.

C. NEIGHBORHOOD COMPATIBILITY

The proposed project would result in a combined house and garage size of approximately 2,645, square feet and a floor to lot area ratio (FAR) of .43. Attached is a survey representing approximate house sizes and FAR's for 20 lots located along Shoreline Drive, San Rafael and Santa Rita Circle between the intersections of San Rafael Avenue and Santa Cruz Boulevard (see Exhibit E). The smallest FAR of the 20 samples is .15 and the largest FAR is .55. With the proposed addition, 1380 Shoreline Drive would have the second highest FAR of .43 compared to the 20 parcels surveyed in the immediate neighborhood. In addition, of the houses surveyed, only five of the houses had two-story additions. Although, this house would be one

of a very small number of two-story homes in the immediate neighborhood, the project is within the proposed NPO FAR ratio and the second-story is modest as it is 0.12 FAR which is approximately 28% of the total square footage. Furthermore, the project has been designed to reduce the impact on the West neighbor due to substantial setback, it creates an improved setback for the house to the East, few windows are proposed on the East side protecting the privacy of adjacent neighbors and relocating the garage off the street results in increased landscaping to the front of the property facing Shoreline Drive.

In addition, the project would result in one of the larger FAR's of the 20 properties surveyed, the addition conforms to the overall pattern of development along Shoreline Drive, which includes single-story and two-story homes. Therefore, Staff believes the size, bulk and scale of the project would be appropriate for the surrounding neighborhood.

D. FRONT YARD MODIFICATION

The existing garage is currently located five feet in the required front yard setback and one foot in the required interior yard setback. The proposal includes alterations to convert the existing garage to habitable space. The applicant is also proposing to eliminate the existing interior yard encroachment of the garage.

Staff is supportive of the modification because the existing location of the garage is a concern as the distance between the sidewalk and the garage is approximately 15 feet and Transportation Staff finds that this distance encourages vehicle parking which results in parked vehicles overhanging into the sidewalk and blocking pedestrian travel. This creates an accessibility issue since it pushes the path of travel into the driveway apron area where the cross-slope presents significant challenges/barriers for persons in wheelchairs. Some of the other houses in the immediate area have similar garage setbacks, including at least one that has been legally converted to habitable space. In addition, one of the entrances to Shoreline Park is very close to the subject property. Therefore, Staff is supportive of the modification since the applicant is eliminating an interior yard encroachment and the relocation of the garage to the rear would enhance the sidewalk access across from Shoreline Park.

VI. FINDINGS

The proposed project would be compatible with surrounding development, would be consistent with the requirements of the California Coastal Act and the City's Local Coastal Plan and would conform to the provisions of the Municipal Code. Therefore, Staff recommends that the Planning Commission approve the project making the findings outlined below, and subject to the conditions of approval in Exhibit A.

A. FRONT YARD MODIFICATION (SBMC § 28.15.060.1)

The modification is necessary to secure appropriate improvements on the lot and is consistent with the purposes and intent of the Zoning Ordinance. Due to the conversion of the existing garage to habitable space and its relocation to the rear of the property it will provide better

vehicular access to the site, the existing interior yard encroachment will be eliminated, and there will be a benefit of an improved pedestrian-friendly sidewalk across Shoreline Park

B. COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

The project is consistent with the policies of the California Coastal Act, the City's Local Coastal Plan, all implementing guidelines, and applicable provisions of the Code because the residential addition would be compatible with the existing residence and the neighborhood, would not be visible from the beach, would not impact views from public view corridors, would not impact public access, would not contribute to safety or drainage hazards on the site and will improve pedestrian access along Shoreline Drive.

Exhibits:

- A. Conditions of Approval
- B. Site Plan, Floor Plans & Elevations
- C. Applicant's letter, received on June 15, 2006.
- D. ABR Minutes dated February 14, 2005, March 14, 2005 & May 23, 2005
- E. Study of House Sizes & FAR's

PLANNING COMMISSION CONDITIONS OF APPROVAL

1380 SHORELINE DRIVE

FRONT YARD MODIFICATION, COASTAL DEVELOPMENT PERMIT

JULY 6, 2006

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Approved Development.** The development of the Real Property approved by the Planning Commission on July 6, 2006 is limited to approximately 2,635 square feet of building area, one dwelling unit, and the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 3. **Street Tree Protection.** The street trees within the City's right-of-way shall be preserved and protected.
 4. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Architectural Board of Review (ABR).
- B. **Public Works Submittal Prior to Building Permit.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property:
1. **Water Rights Assignment Agreement.** The Owner shall execute an Agreement Assigning Water Extraction Rights. Said assignment and any related agreements are subject to the review and approval of the City Attorney. Said agreement shall be recorded in the Office of the County Recorder.
 2. **Off-Site Public Street Improvement Plans.** The Owner shall submit building plans for construction of improvements along the subject property road frontage on Shoreline Drive. As determined by the Public Works Department, the improvements shall include new City standard driveway apron, new City standard curb and gutter to close existing curb cut, two curb drain outlets, and drought tolerant parkway planting. Any existing survey monuments or contractor stamps shall be preserved and/or reset under the direction of the Public Works Inspector. The building plans shall be prepared by a registered civil engineer or licensed architect and reviewed by the City Engineer.
- C. **Construction Best Management Practices (BMPs).** The Owner shall apply storm water quality control guidelines to the project per the Public Works Department Construction Project Best Management Practices.

D. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):

Lighting. Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.

E. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Final Planning Commission Resolution Submittal.** The final Planning Commission Resolution shall be submitted, indicating how each condition is met with drawing sheet and/or note references to verify condition compliance. If the condition relates to a document submittal, describe the status of the submittal (e.g., Final Map submitted to Public Works Department for review), and attach documents as appropriate.

2. **Soils Report.** Submit to the Building and Safety Division a soils report.

F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field for the duration of the project construction.

1. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day.....	January 1 st *
Martin Luther King's Birthday	3 rd Monday in January
Presidents' Day	3 rd Monday in February
Memorial Day	Last Monday in May
Independence Day.....	July 4 th *
Labor Day	1 st Monday in September
Thanksgiving Day	4 th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day.....	December 25 th *

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

2. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
3. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director.
 - b. Storage or staging of construction materials and equipment within the public right-of-way is prohibited.
4. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction generated waste conveyed to the landfill. Indicate on the plans the location of an adjacent container for collection of demolition/construction materials.
5. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
6. **Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Public Works Director.
7. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
8. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
9. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
10. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected and maintained, in accordance with the Tree Protection Plan and any related Conditions of Approval.
11. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
12. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and

construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

G. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown on the building plans, including utility undergrounding and protection of street trees.

H. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days

of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

NOTICE OF APPROVAL TIME LIMITS:

The Planning Commission's action approving the Conditional Use Permit, Modification, Performance Standard Permit, or Variance shall terminate two (2) year from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. A Building permit for the use authorized by the approval is issued within twenty-four (24) months of granting the approval. An extension may be granted by the Community Development Director, if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.
2. The approval has not been discontinued, abandoned or unused for a period of six months following the earlier of (a) an Issuance of a Certificate of Occupancy for the use, or (b) two (2) years from granting the approval.
3. The project also includes approval of a Development Plan, Tentative Subdivision Map or a Coastal Development Permit, in which case the longer approval period shall prevail.

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission's action approving the Coastal Development Permit shall expire two (2) years from the date of approval, per Santa Barbara Municipal Code §28.45.009.q, unless:

1. Otherwise explicitly modified by conditions of approval of the development permit, or unless construction or use of the development has commenced.
2. A Building Permit for the work authorized by the Coastal Development Permit is issued prior to the expiration date of the approval.
3. A one (1) year time extension may be granted by the Planning Commission if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy. Not more than three (3) extensions may be granted.

- Lot Coverage Statistics: GROSS
- (F) House & Garage: 1425/5190 = 27%
 - (G) Detached: 341/8790 = 4%
 - (H) Commercial: 1165/5190 = 22%
 - (I) Landscaping: 370/5190 = 7%

Residential Addition & Removal for:
Mark & Jacquelyn Boyd
 1380 Shoppings Drive
 Santa Barbara, CA 93109

RECEIVED
 JUN 16 2006
 CITY OF SANTA BARBARA
 PLANNING DIVISION

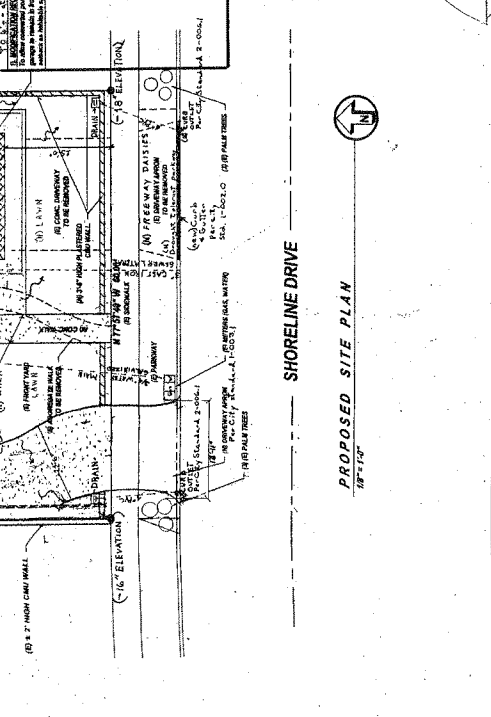
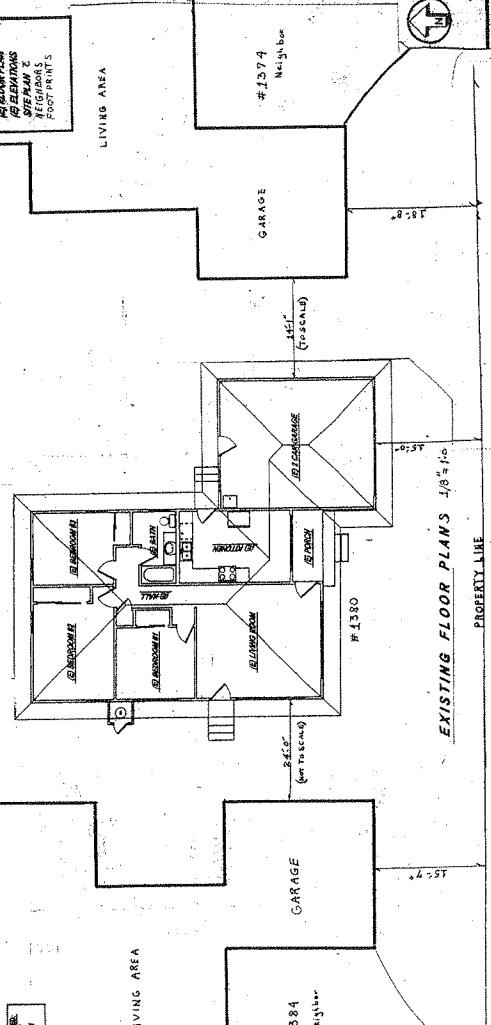
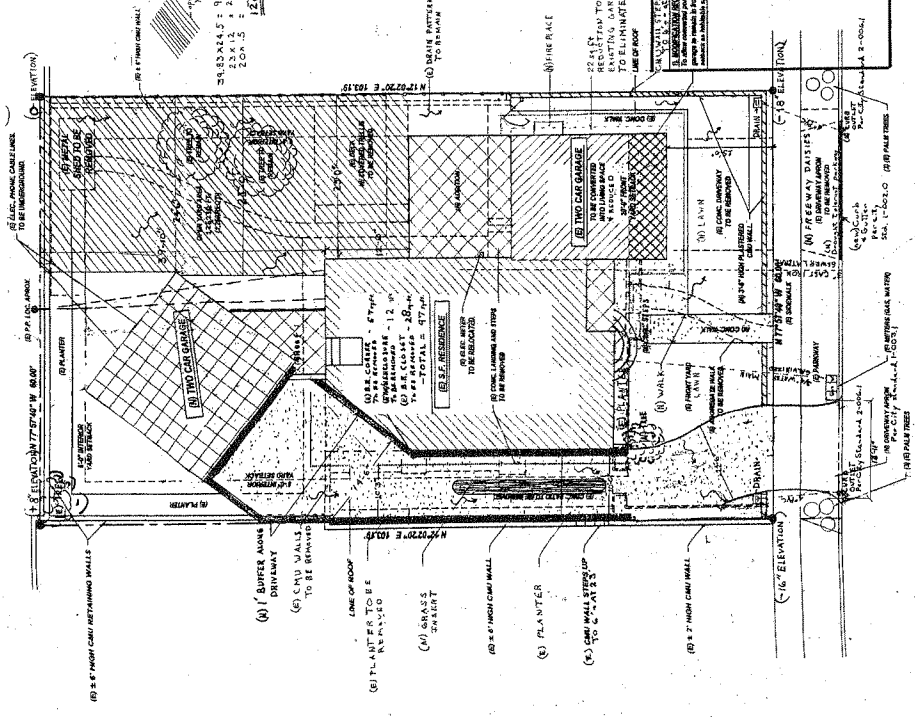
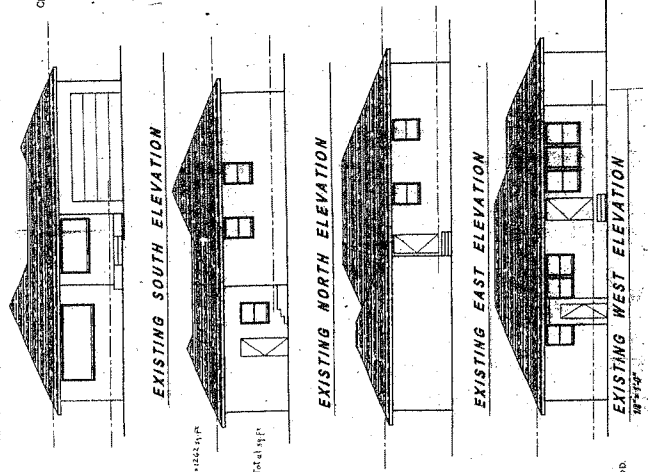
RECEIVED
 JUN 11 2006
 CITY OF SANTA BARBARA
 PLANNING DIVISION

PROJECT INFORMATION

OWNER: Mark & Jacquelyn Boyd
PROJECT TYPE: Residential Addition & Removal
LOCATION: 1380 Shoppings Drive, Santa Barbara, CA 93109
DATE: 03/20/2006

PROJECT DESCRIPTION:
 1. Add 2-car garage and living area.
 2. Remove existing 1-car garage and living area.
 3. Add 1-car garage and living area.
 4. Add 1-car garage and living area.

NOTES:
 1. All work to be completed within 90 days of start date.
 2. All work to be completed within 90 days of start date.
 3. All work to be completed within 90 days of start date.
 4. All work to be completed within 90 days of start date.



APN: 05-2-193-018 Address: 1380 Stearns Ave

A. Residential Project Statistics

EXISTING	NEW	DEMOLITION	Net Change
Single Family, 1-2 Units	104.6	0	104.6
Multi-Family, 3+ Units	0	0	0
Other Residential	0	0	0
TOTAL	104.6	0	104.6
Garage/Carport	379.3	0	379.3
Accessory Building	0	0	0
Other	0	0	0
TOTAL	379.3	0	379.3
TOTAL EXISTING	483.9	0	483.9
DEMOLITION	0	0	0
TOTAL	483.9	0	483.9
Other Residential	0	0	0
Garage/Carport	22	0	22
Accessory Building	0	0	0
Other	0	0	0
TOTAL	22	0	22
TOTAL EXISTING	505.9	0	505.9
DEMOLITION	0	0	0
TOTAL	505.9	0	505.9
Other Residential	0	0	0
Garage/Carport	0	0	0
Accessory Building	0	0	0
Other	0	0	0
TOTAL	0	0	0
TOTAL EXISTING	505.9	0	505.9
DEMOLITION	0	0	0
TOTAL	505.9	0	505.9

PROPOSED NEW CONSTRUCTION INCLUDING ANY REMAINING EXISTING

Structure Type	Area (sq. ft.)	Volume (cu. ft.)
Single Family, 1-2 Units	104.6	104.6
Multi-Family, 3+ Units	0	0
Other Residential	0	0
TOTAL	104.6	104.6
Garage/Carport	379.3	379.3
Accessory Building	0	0
Other	0	0
TOTAL	379.3	379.3
TOTAL EXISTING	483.9	483.9
DEMOLITION	0	0
TOTAL	483.9	483.9

PROPOSED NEW CONSTRUCTION INCLUDING ANY REMAINING EXISTING

Structure Type	Area (sq. ft.)	Volume (cu. ft.)
Single Family, 1-2 Units	104.6	104.6
Multi-Family, 3+ Units	0	0
Other Residential	0	0
TOTAL	104.6	104.6
Garage/Carport	379.3	379.3
Accessory Building	0	0
Other	0	0
TOTAL	379.3	379.3
TOTAL EXISTING	483.9	483.9
DEMOLITION	0	0
TOTAL	483.9	483.9

PROPOSED NEW CONSTRUCTION INCLUDING ANY REMAINING EXISTING

Structure Type	Area (sq. ft.)	Volume (cu. ft.)
Single Family, 1-2 Units	104.6	104.6
Multi-Family, 3+ Units	0	0
Other Residential	0	0
TOTAL	104.6	104.6
Garage/Carport	379.3	379.3
Accessory Building	0	0
Other	0	0
TOTAL	379.3	379.3
TOTAL EXISTING	483.9	483.9
DEMOLITION	0	0
TOTAL	483.9	483.9

PROPOSED NEW CONSTRUCTION INCLUDING ANY REMAINING EXISTING

Structure Type	Area (sq. ft.)	Volume (cu. ft.)
Single Family, 1-2 Units	104.6	104.6
Multi-Family, 3+ Units	0	0
Other Residential	0	0
TOTAL	104.6	104.6
Garage/Carport	379.3	379.3
Accessory Building	0	0
Other	0	0
TOTAL	379.3	379.3
TOTAL EXISTING	483.9	483.9
DEMOLITION	0	0
TOTAL	483.9	483.9

APN: 05-2-193-018 Address: 1380 Stearns Ave

C. General Project Statistics

EXISTING	NEW	DEMOLITION	Net Change
Single Family, 1-2 Units	104.6	0	104.6
Multi-Family, 3+ Units	0	0	0
Other Residential	0	0	0
TOTAL	104.6	0	104.6
Garage/Carport	379.3	0	379.3
Accessory Building	0	0	0
Other	0	0	0
TOTAL	379.3	0	379.3
TOTAL EXISTING	483.9	0	483.9
DEMOLITION	0	0	0
TOTAL	483.9	0	483.9

PROPOSED NEW CONSTRUCTION INCLUDING ANY REMAINING EXISTING

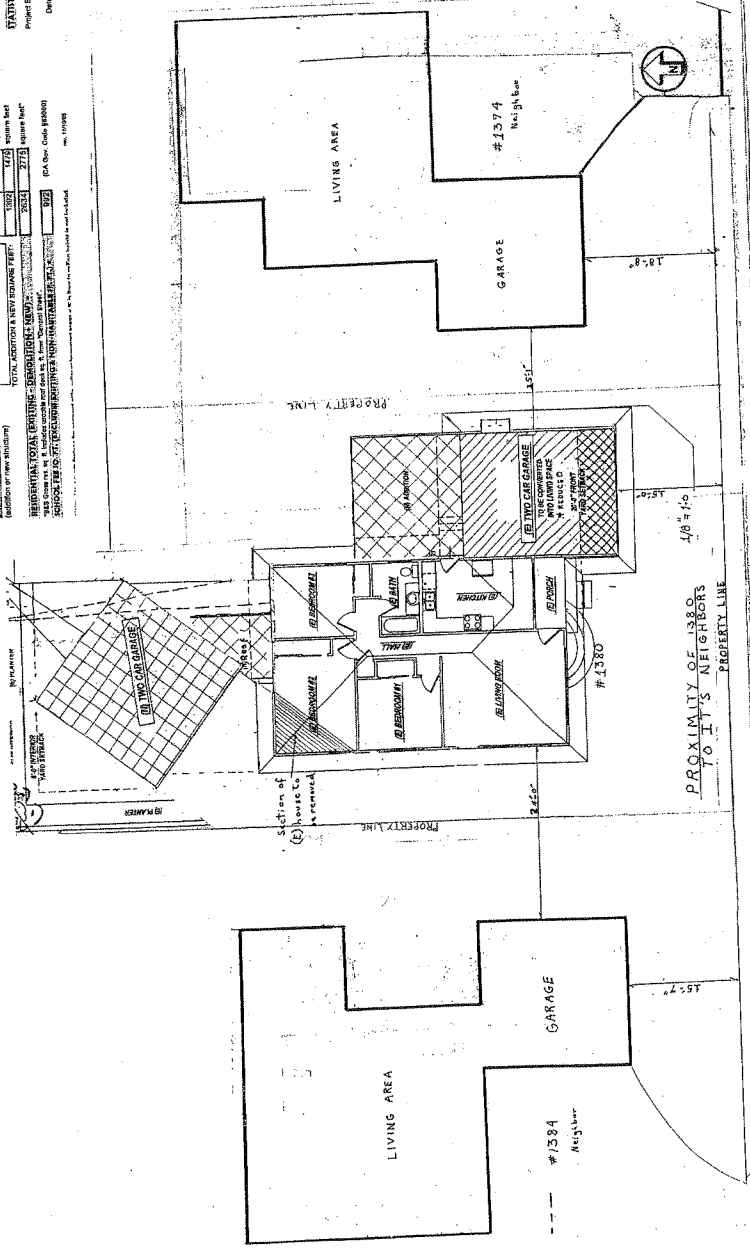
Structure Type	Area (sq. ft.)	Volume (cu. ft.)
Single Family, 1-2 Units	104.6	104.6
Multi-Family, 3+ Units	0	0
Other Residential	0	0
TOTAL	104.6	104.6
Garage/Carport	379.3	379.3
Accessory Building	0	0
Other	0	0
TOTAL	379.3	379.3
TOTAL EXISTING	483.9	483.9
DEMOLITION	0	0
TOTAL	483.9	483.9

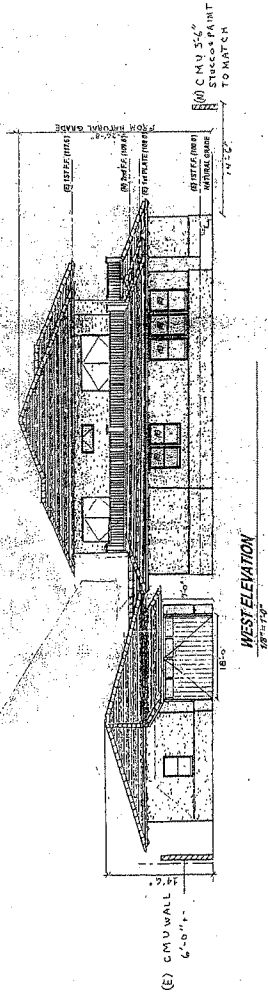
PROPOSED NEW CONSTRUCTION INCLUDING ANY REMAINING EXISTING

Structure Type	Area (sq. ft.)	Volume (cu. ft.)
Single Family, 1-2 Units	104.6	104.6
Multi-Family, 3+ Units	0	0
Other Residential	0	0
TOTAL	104.6	104.6
Garage/Carport	379.3	379.3
Accessory Building	0	0
Other	0	0
TOTAL	379.3	379.3
TOTAL EXISTING	483.9	483.9
DEMOLITION	0	0
TOTAL	483.9	483.9

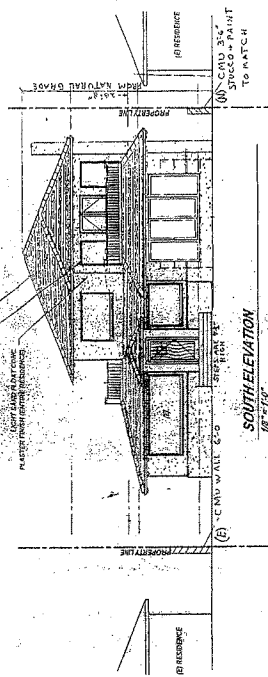
PROPOSED NEW CONSTRUCTION INCLUDING ANY REMAINING EXISTING

Structure Type	Area (sq. ft.)	Volume (cu. ft.)
Single Family, 1-2 Units	104.6	104.6
Multi-Family, 3+ Units	0	0
Other Residential	0	0
TOTAL	104.6	104.6
Garage/Carport	379.3	379.3
Accessory Building	0	0
Other	0	0
TOTAL	379.3	379.3
TOTAL EXISTING	483.9	483.9
DEMOLITION	0	0
TOTAL	483.9	483.9

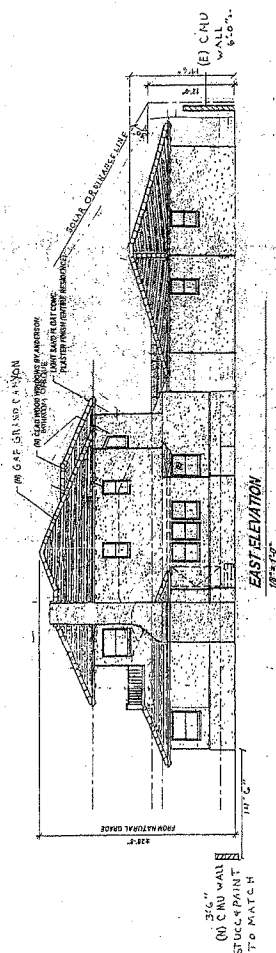




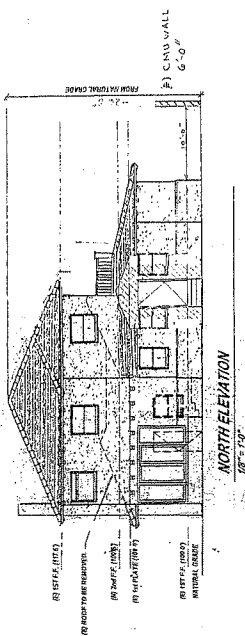
WEST ELEVATION
18'-11 1/2"



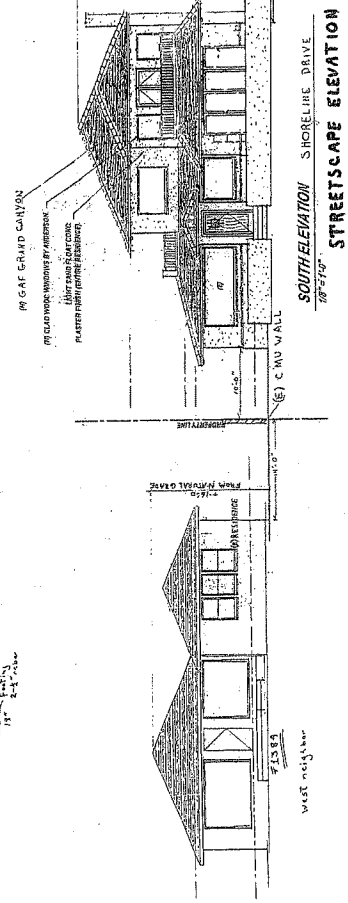
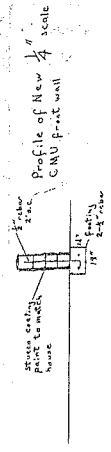
SOUTH ELEVATION
18'-11 1/2"



EAST ELEVATION
18'-11 1/2"



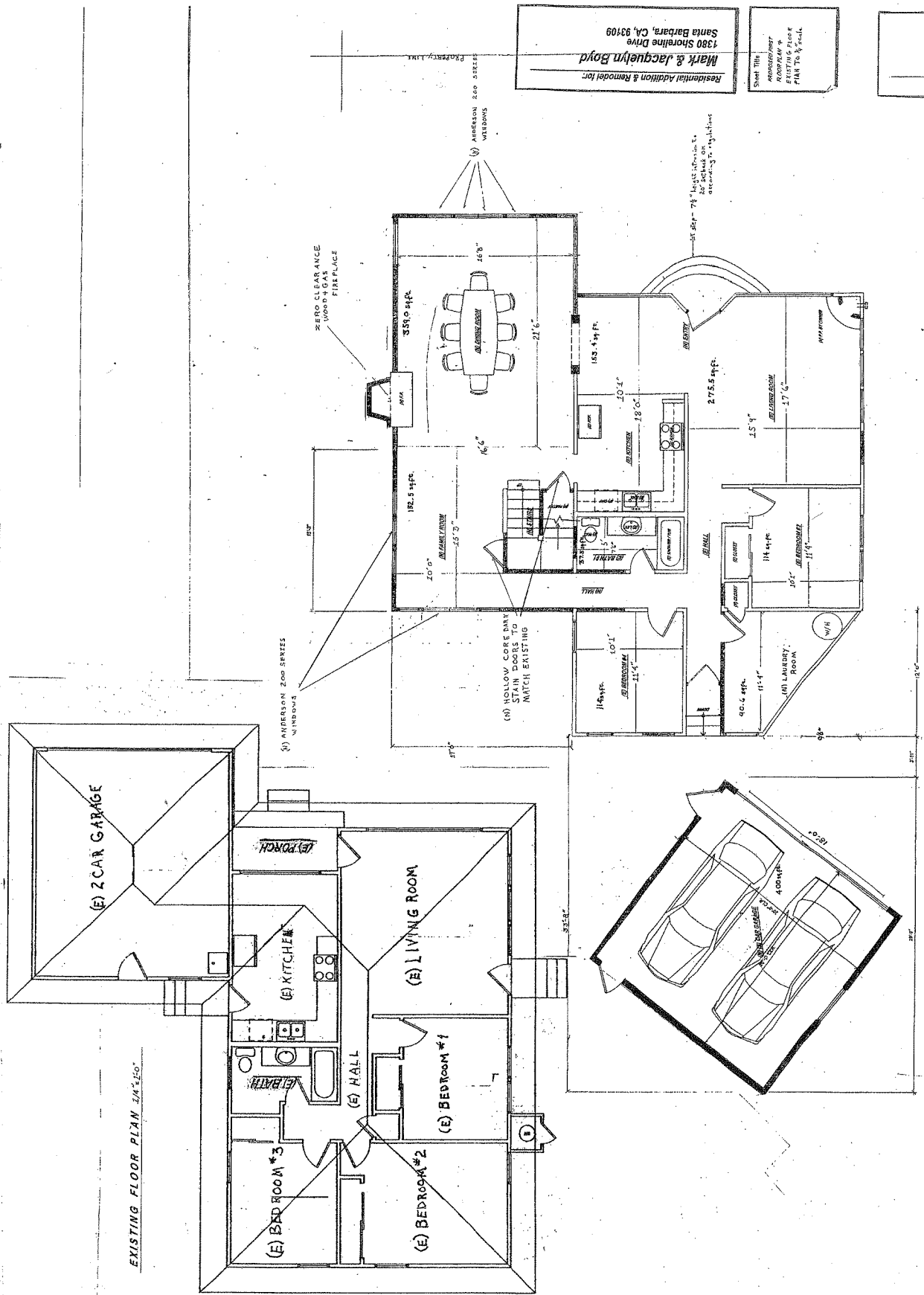
NORTH ELEVATION
18'-11 1/2"



STREETSCAPE ELEVATION
18'-11 1/2"

Residential Addition & Remodel for:
Mark & Jacquelyn Boyd
1380 Shoreline Drive
Santa Barbara, CA, 93109

Sheet Title
**PROPOSED
ELEVATIONS**

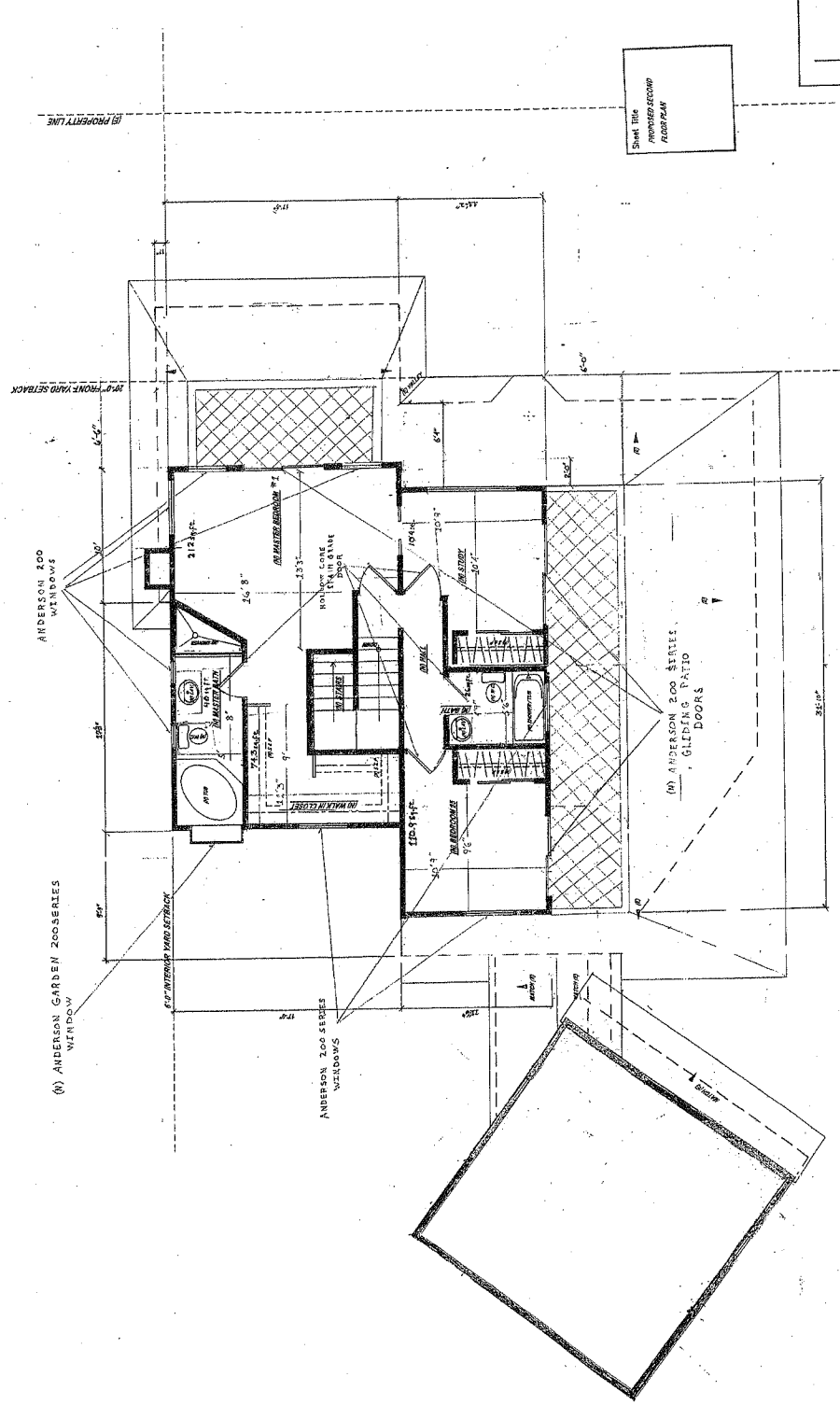


1/4" = 1'-0"
PROPOSED FIRST FLOOR PLAN

EXHIBIT B

Mark & Jacquelyn Boyd
 1380 Shoreline Drive
 Santa Barbara, CA, 93109
 Residential Addition & Remodel for:

Scale: 1/8" = 1'-0"
 PROPOSED SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN
 1/8" = 1'-0"

SANTA BARBARA PLANNING COMMISSION

We are seeking a Coastal Development Permit and need Planning Commission approval to increase the size of our 1045 sq. ft. home at 1380 Shoreline Dr.. We want to add 293 sq. ft. to the first floor living space and convert 346 sq. ft. of existing garage into living area. The first floor will be 1588 sq.ft after subtracting -bd. closet , bd.corner , backdoor access for a total of 96 sq. ft.. The new upstairs will be 761 sq. ft., consisting of 2 bedrooms, 2 baths and a study. The style will be the same.

We have appeared before the Architectural Board of Review three times and have received an O.K. to proceed with this process. These are the latest plans revised as suggested by the A.B.R. Dates of review were Feb. 14,2005, March 10, 2005 and May 23, 2005. The Preliminary Plan Check review was done on March 10, 2005. Our first D.A.R.T. review was on Aug.2,2005, second on Oct. 25th.

This house has not been changed since it was built in 1953. It matches the other Post War houses that are it's neighbors in construction and silhouette. We are seeking one Mod (SBMC 28.15.060.1) to allow the "converted use " garage to remain within the 20ft. setback, by 5 ft., as it was built originally. This was supported by the ABR to allow the removal of autos from the street view and to avoid conflict with the parking lot at Shoreline Park. The profile that remains is consistent with the other houses of the immediate area.

The situation was described in the February 22, 2006 DART REVIEW where Transportation made these comments : " The existing location of the garage is problematic. The distance between the sidewalk and the garage is approximately 15 feet. Transportation Planning Staff has found that this distance encourages vehicle parking . The problem is that the length of the driveway is not adequate for most vehicles. This results in parked vehicles overhanging into the sidewalk and blocking pedestrian travel. This creates an accessibility issue since it pushes the path of travel into the driveway apron area where the cross-slope presents significant challenges/barriers for persons in wheelchairs. Therefore, Transportation staff is supportive of relocating the garage elsewhere on the site."

Our situation is unique. Our driveway is currently located accross from the parking lot exit of Shoreline Park. When exiting our driveway -- looking right and left and directly behind --we have had near misses from cars coming out of that lot. By moving the driveway 45 feet to the West we will be able see cars exiting that lot. We will be able to see cars approaching the exit, which we cannot see now.

All the original houses are of the "L" shape style and this Mod allows our house to retain that look. Being located directly accross from Shoreline Park, with no other houses fronting ours and having both our neighbor's house profiles intruding on that same 20ft. setback, it would be consistent to allow this Mod. We have no" accross the street" residents to be affected. In 1953, this closeness to Shoreline Dr. was considered correct , and with the proposed removal of the garage and driveway from the front yard, this closeness to the street should remain very attractive.

We have strived to adopt all the Good Neighbor Policies that have been outlined in the guide given us. This includes frosted windows on our East side walls, recessed decks on our West side and retaining existing sound barrier landscaping and walls to reduce noise. And speaking with our neighbors to let them know what is being proposed.

With the demolition of the current driveway and the removal of the shed and covered deck in the rear yard, the ratio of landscape to improved property will remain basically the same as it was in 1953.

The project should take 6 to 9 months and have 3 to 4 workers contracted.

EXHIBIT C

1380 Shoreline Line Drive – Architectural Board of Review Minutes:

February 14, 2005:

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A COASTAL DEVELOPMENT PERMIT.)

(6:17)

Mark and Jacquelyn Boyd, Owners, present.

Public comment opened at 6:24p.m.

Susan Trescher, stated that she opposes the FAR .47 and the family's need does not constitute the large scale addition.

A letter was submitted by John and Shirley Giordano which stated that they feel the project is too large in scale and mass and does not add to the neighborhood.

Public comment closed at 6:29p.m.

Motion: Continued indefinitely with the following comments: 1) Applicant is to return with full documentation and photographs. 2) The Board as a whole finds the proposal is too aggressive in size and needs to see a reduction in the square footage. 3) Bring down the storage space over the garage. 4) The second story mass should be centered on the site. 5) Take advantage of the existing garage. Action: Bartlett/Wienke, 6/0/0.

March 14, 2005:

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COASTAL REVIEW.)

(7:30)

Mark R. Boyd, Owner, present.

Public comment opened at 7:39p.m.

Jesse Lieber, neighbor, stated that the project seems very large and "ambitious". He would like the square footage to be verified. If the parking is in the back, the neighbors will hear the noise of the cars in the early morning. Mr. Lieber also stated that the project will impact the neighborhood.

Public comment closed at 7:41p.m.

Straw vote: Does the Board support the 10' high garage door? 0/6.

Motion: Continued indefinitely with the following comments: 1) Applicant is to return with accurate documentation of elevations and floor plan. 2) The proposal is still too aggressive for the .40 FAR's consistent with the neighborhood. 3) The Board does not support the volume over the garage. 4) The Board does not support the 10' high garage door. 5) The Board finds the driveway solution to be tolerable if the applicant looks at ways to curve the front entrance to allow for more planting on the west side and to preserve the existing palm trees. 6) Refer to the Santa Barbara Design Guidelines for more traditional architectural detailing.

Action: Wienke/Manson-Hing, 6/0/0.

May 23, 2005
(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COASTAL REVIEW.)

6:38

Mark and Jacquelyn Boyd, Owners, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board finds the size, bulk and scale acceptable and finds the project is moving in the right direction. 2) Add landscape along the driveway and the entry radius. 3) Study using a ribbon driveway. 4) The relocation of the garage to the rear is a benefit; therefore can support the front yard modification. 5) The Board appreciates the reduced square footage of the second floor. 6) The Board is concerned with the inaccuracies of the drawings. There are inconsistencies with the roof pitch and overhangs. 7) A composition shingle roof is more in keeping with the style of the neighborhood. 8) The Board looks forward to high quality details. 9) Neighborhood Preservation Ordinance Findings can be made when the project returns for approval.

Action: Eichelberger/Manson-Hing, 4/0/0.

EXHIBIT D

1380 SHORELINE DRIVE

SURVEY OF HOUSE SIZES & FAR'S

No.	ADDRESS	LOT SIZE	Number Of Stories	TOTAL SQ.FT.	FAR	DONE BY
1.	1344 Shoreline	7,302	1	1,480	.20	Staff
2.	1354 Shoreline	6,502	1	2,145	.33	Staff
3.	1360 Shoreline	6,706	1	1,482	.22	Staff
4.	1364 Shoreline	6,007	1	1,281	.21	Staff
5.	1370 Shoreline	6,191	2	3,390	.55	Applicant
6.	1374 Shoreline	6,000	1	1,455	.24	Applicant
7.	1384 Shoreline	6,000	1	1,740	.29	Applicant
8.	1390 Shoreline	6,000	1	1,545	.26	Applicant
9.	1394 Shoreline	9,750	1	1,485	.15	Applicant
10.	1401 Shoreline	7,248	2	1,747	.24	Staff
11.	1413 Shoreline	9,784	2	4,100	.42	Staff
12.	105 San Rafael	6,011	1	1,260	.21	Staff
13.	1351 Santa Rita Cir.	7,027	1	1,260	.18	Staff
14.	1355 Santa Rita Cir.	6,798	1	1,327	.20	Staff
15.	1359 Santa Rita Cir.	6,629	2	2,171	.33	Staff
16.	1363 Santa Rita Cir.	6,000	1	1,702	.28	Applicant
17.	1367 Santa Rita Cir.	6,000	1	1,848	.31	Applicant
18.	1371 Santa Rita Cir.	5,840	2	2,143	.37	Applicant
19.	1375 Santa Rita Cir.	6,000	1	1,454	.24	Applicant
20.	1379 Santa Rita Cir.	8,000	1	2,114	.26	Applicant

TOTAL = 4.94 DIVIDED BY 20 = AVERAGE FAR OF .25

TWO-STORY HOMES TOTAL = 1.91 DIVIDED BY 5 = .38

EXHIBIT E

